LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



BEAUTIFUL 18TH CENTURY 4 STAR LUXURY HOTEL, SEMINAR ROOM ,FITNESS SUITE GARDENS ,POOL AND APARTMENTS.

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
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PROPERTY FACT FILE

REFERENCE	A29789CST11
PRICE	€ 3,300,000 £ 0* *agency fees to be paid by the seller
BEDROOM	20
BATHROOM	16
ACCOMMODATION	1369 m²
LAND	12847 m²
TOWN	Carcassonne
DEPARTMENT	
LOCATION	Village property
TYPE	Gîtes, Hotel, Country House
CONDITION	
FEATURES	Swimming Pool, Mains Drains, Private parking

*Price based on current exchange rate which is subject to change



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- Luxurious Four Star Hotel with Excellent reviews
- 12 beautifully decorated ensuite bedrooms
- Fabulous gardens and grounds with swimming pool
- Calm and scenic location close to Carcassonne
- Excellent business reputation and reviews

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Seize the unique opportunity to own an exquisitely transformed 18th-century batisse, now a four-star luxury boutique hotel featuring 12 ensuite bedrooms. Nestled in a tranquil and highly sought-after village near the UNESCO World Heritage site of Carcassonne, this property offers easy access to Toulouse and is just an hour away from



DESCRIPTION

Magnificent XVIIIth century building known as a Château, with superb gardens and magnificent large wooded park in the heart of a sought-after village less than 5 km from France's 2nd most visited tourist site in the South of France. Operated as a 4-star hotel. Good development potential.
12 splendid, very spacious rooms and suites (from 20 m2 to 70 m 2), each with its own bathroom and is very well equipped.
swimming pool, sauna, fitness and massage room, seminar room, lounge, reception, breakfast room.
The sale includes
-the walls and grounds of the ideally located hotel
-over 12,000 m2 of gardens and parkland, including parking for 35 vehicles
-the walls of the adjoining restaurant (137 m2), with a good reputation and also open to customers from outside the hotel
-a staff apartment in the main building (206 m2) with 5 bedrooms, 2 bathrooms, office and enclosed garden
-a 138 m2 apartment above the restaurant with 3 bedrooms
-a 34 m2 independent studio apartment
-a 30m2 studio apartment in the staff quarters
All these rentals add to the profitability of the hotel business (leases expiring soon).



This fabulous luxury prestige demure offers 1370 m2 of living space in very good condition, combining the charm of the old with modern facilities, close to amenities, schools and shops + 1 more potential 143 m2 to convert into a wine cellar , another reception room or other commercial use..
Turnkey commercial business, tastefully furnished and fully equipped, recently revalidated ...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A29789CST11

COMPLETE FILE AND PHOTO ON REQUEST

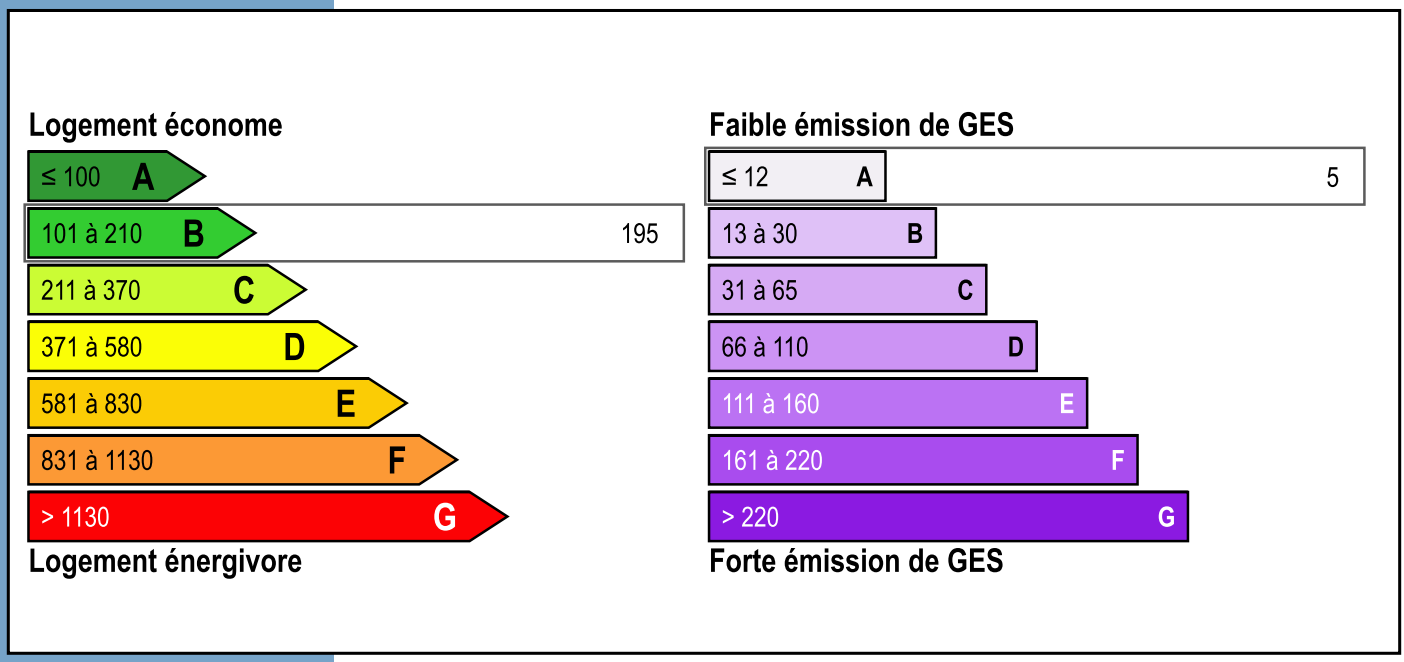
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf :A29789CST11

FILE COMPLETE AND PHOTOS ON REQUEST

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